

RA BRIEF

Bishop Tube

Date Prepared: 5/18/18

Priority Level: 4

EPA Goal Supported: Cooperative Federalism

Issue: The Delaware River Network and the community are concerned with the site cleanup directed by PADEP; proposed redevelopment at the site, and want EPA to assist PADEP's response actions.

Location: Malin Road, East Whiteland Township, Chester County, PA; PADEP Southeast (Norristown) Regional Office

Context:

1. In May 2017, the Delaware River Keeper met with EPA and PADEP to discuss concerns about cleanup actions at the site and proposed redevelopment plans.
2. In 2005, Constitution Drive Partners (CDP) purchased the property to redevelop the site and build residential homes.
3. CDP is proposing residential development at the site but has not yet submitted any permit applications related to proposed development activities such as storm water management, etc. to PADEP.
4. PADEP is the lead regulatory agency for response actions at the site. The site is listed on PADEP's Priority List (PA/PL) in their HSCA program.

Critical Messages:

1. The site was designated as an Other Cleanup Activity (OCA) – State Lead site by the EPA's HSCD Site Assessment Branch. As an OCA site, there is no continuous or substantive EPA involvement other than a monitoring role.
2. EPA's current involvement is working collaboratively with PADEP and meeting twice a year to discuss updates at the site through our Workshare program. Should conditions change, such that federal superfund involvement becomes necessary, EPA will work with PADEP to determine an alternative approach for addressing the site.

Considerations:

1. In 1996, EPA considered proposing the site for the NPL but the Commonwealth of Pennsylvania did not support listing.
2. In 1999, EPA designated the site as OCA – State Lead; recognizing PADEP as the lead regulatory agency responsible for response actions at the site.
3. The site is listed on PADEP's Priority List (PA/PL) in their HSCA program.
4. Constitution Drive Partners purchased the property in 2005 and signed a Prospective Purchaser Agreement (PPA) with PADEP.
5. PADEP provides updates on the cleanup actions at the site through www.dep.pa.gov/bishoptube
 - Last updated in February 2018 – started monitoring wells installation

Recommendation:

1. EPA continues to work with PADEP through the Workshare Program.

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Last Updated: May 18, 2018

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History & Demographics:

1. Bishop Tube was used for the manufacture of stainless steel tubes from the 1950s – 1999 under a variety of owners. Site is approximately 13.7 acres.
2. Three main sources of TCE contamination have been identified and include two former vapor degreasers and a drum storage area.

Location Visual:



Technical Discussion:

1. Trichloroethene (TCE) and its breakdown products have been detected in soil, surface water, groundwater and indoor air at the site.

2.

3.

Ex. 5 Deliberative Process (DP)